

LICENSED REAL PROPERTY APPRAISER

SCOPE OF PRACTICE

The scope of practice for a Licensed Residential Real Property Appraiser shall be limited to the appraisal of, and review of appraisal of, noncomplex residential real property having no more than four units, if any, with a transaction value of less than \$1,000,000.00 and complex residential real property having no more than four units with a transaction value of less than \$250,000.00.

STEPS TO CREDENTIALING

1. Be at least nineteen years of age.
2. Hold an associate's degree, or higher, from an accredited degree-awarding community college, college, or university OR successfully complete thirty semester hours of college-level education, from an accredited degree-awarding community college, college, or university. Official transcripts evidencing completion of an associate's degree or higher, or successful completion of thirty semester hours or college-level education must be submitted with application. Unofficial transcripts may be considered invalid.
3. Obtain and submit required qualifying education OR hold a bachelor's degree in Real Estate from an accredited degree-awarding college or university that has had all of part of its curriculum approved by the Appraiser Qualifications Board as required core curriculum. Official transcripts evidencing completion of an associate's degree or higher, or successful completion of thirty semester hours or college-level education must be submitted with application (if applicable). Unofficial transcripts may be considered invalid.
4. Obtain no fewer than 2,000 hours of experience in no less than twelve months' time, in which is acceptable to the Real Property Appraiser Board and meets the requirements of the Nebraska Real Property Appraiser Act, Title 298, and all board policies pertaining to credentialing. Experience shall be submitted on the most recent Board approved form.
5. Submit two copies of legible ink-rolled fingerprint cards or equivalent electronic fingerprint submissions for delivery to the Nebraska State Patrol on a form approved by both the Nebraska State Patrol and the Federal Bureau of Investigation. A finger-print based national criminal history record check shall be conducted through the Nebraska State Patrol and the Federal Bureau of Investigation with such record check to be carried out by the Real Property Appraiser Board.
6. Complete application and submit to the Board for review, along with the application fee in the appropriate amount as specified on the application.

If you are submitting documentation for the Board to consider at its next meeting, voluntarily or at the Board's request, please have this documentation to the Board's office by 5 p.m. on Friday, two weeks before the scheduled meeting (e.g. for the Thursday, April 16, 2015 meeting, please have documentation to the Board's office by 5 p.m. on Friday, April 3, 2015). The Board typically meets on the third Thursday of each month.

PROCESS FOLLOWING APPLICATION SUBMISSION

Any application received at the Board's office considered to be incomplete will not be processed and will be returned to the applicant as invalid. The Board may deny an application at any time during the process if the applicant fails to meet the requirements in the Nebraska Real Property Appraiser Act and Title 298 that pertains to credentialing.

1. Board's office will process application and select three appraisal reports from the submitted experience log to request one true copy of, and then send for Standard 3 review to verify compliance with the Uniform Standards of Professional Appraisal Practice. The applicant will be notified of the selected reports in writing, and will have ten business days from the date of receipt of the notification to submit a true copy of each appraisal report to the Board's office.
2. To qualify an applicant for the Licensed Residential Real Property Appraiser credential to sit for examination, the Board will review submitted qualifying and/or post-secondary education, along with the experience log, submitted appraisal reports, and Standard 3 Review reports for those submitted reports.
3. If deemed necessary by the Board, a written response to the Board's findings and/or invite the applicant to meet to discuss the deficiencies found in the report(s) may be requested. The Board may then reevaluate the applicant's appraisal experience; if found unacceptable, the Board may request the submittal of a supplemental log with additional hours of appraisal experience, and/or obtain additional education and submit an additional report(s).
4. Pass examination approved by the Appraiser Qualifications Board within twelve months following approval by the Board to sit for examination.
5. Upon receipt of a passing examination score at the Board's office, applicant will be issued a credential as a Licensed Residential Real Property Appraiser.
6. Submit credentialing fee and federal registry fee as specified on the application.

POST SECONDARY EDUCATION REQUIREMENTS

Associate degree, or higher, from an accredited degree-awarding community college, college, or university OR have successfully completed thirty semester hours of college-level education, from an accredited degree-awarding community college, college, or university

QUALIFYING EDUCATION

If applicant holds a bachelor's degree in Real Estate, and the degree in real estate as approved by the Appraiser Qualifications Board does not satisfy all required qualifying education for credentialing, the remaining class hours shall be completed in Real Property Appraiser Board-approved qualifying education pursuant to subdivision (d)(i) of the Nebraska Real Property Appraiser Act.

BASIC APPRAISAL PRINCIPLES.....	30 HOURS
BASIC APPRAISAL PROCEDURES.....	30 HOURS
15-HOUR NATIONAL USPAP COURSE OR ITS EQUIVALENT.....	15 HOURS
RESIDENTIAL MARKET ANALYSIS AND HIGHEST AND BEST USE.....	15 HOURS
RESIDENTIAL APPRAISER SITE VALUATION AND COST APPROACH.....	15 HOURS
RESIDENTIAL SALES COMPARISON AND INCOME APPROACHES.....	30 HOURS
RESIDENTIAL REPORT WRITING AND CASE STUDIES.....	15 HOURS
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LICENSED EDUCATION REQUIREMENT TOTAL.....	150 HOURS

Applicant shall complete each course and pass examination for 150 class hours specified above. USPAP shall be completed within two years of application, and shall examine the edition of USPAP current at the time of application. All qualifying education must be completed in an in-class setting.

EXPERIENCE

Complete no fewer than 2,000 hours of experience in no shorter than twelve months' time.

1. Appraisal experience obtained within the State of Nebraska, or as a resident of the State of Nebraska, for credentialing as a licensed residential real property appraiser must be acquired as a trainee real property appraiser.
2. At the Board's discretion, up to 50% of appraisal experience obtained in another jurisdiction for credentialing as a licensed real property appraiser may be accepted by the Board if the experience meets all applicable Nebraska laws, and is compliant with the laws of the jurisdiction in which the experience was obtained.
3. An applicant's hours of experience submitted to the Board for review and determination of acceptability by the Board shall be completed in compliance with the Uniform Standards of Professional Appraisal Practice.
4. An applicant must provide significant real property appraisal assistance for experience credit to be awarded by the Board. An applicant may apply his or her signature, along with the supervisory appraiser's signature if applicable, to the appraisal certification; or the applicant must be given attribution in the appraisal, which shall include a description of the applicant's assistance.
5. Experience hours obtained in any manner considered to be exempt from the Real Property Appraiser Act per Neb. Rev. Stat. §76-2221 shall not be credited to the applicant, unless the applicant and/or supervisory appraiser verify that said experience is compliant with the Uniform Standards of Professional Appraisal Practice.
6. There need not be a client in a traditional sense (i.e. a client hiring an appraiser for a business purpose) in order for an appraisal to qualify for experience, but experience gained without a traditional client cannot exceed 50% of the total experience required.
7. Appraisal experience submitted to the Board for review and determination of acceptability by the Board may include no more than an aggregate maximum of 25% of the total number of experience hours in the following areas or a combination from the following areas: mass appraisal, highest and best use analysis, ad valorem tax appraisal, feasibility analysis or study, appraisal review, practicum courses of study adhering to AQB guidelines, appraisal analysis, and restricted appraisal reports.
8. Experience hours obtained in the areas specified in #7 are considered to be work without a traditional client, and are applied to the 50% experience allocation detailed in #6.

UPGRADE TO LICENSED REAL PROPERTY APPRAISER

Trainee Real Property Appraiser

Trainee Real Property Appraiser shall complete 75 additional hours of designated core curriculum education, meet the post-secondary education requirement, and meet the experience requirements prescribed for the Licensed Residential Real Property Appraiser credential.